

In Re:  
Stephen DiGiosa

Case No.: 19-15641 JNP  
Chapter: 13  
Judge: Jerrold N. Poslusny Jr.

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**NOTICE OF PROPOSED PRIVATE SALE**

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Stephen DiGiosa \_\_\_\_\_, Debtor \_\_\_\_\_, in this case proposes to sell property of the estate to the persons and on the terms described below. If you object to the sale, you must file a written objection with the Clerk of the United States Bankruptcy Court and serve it on the party listed below not later than 7 days before the hearing date.

Address of the Clerk: Clerk of the Bankruptcy  
Court, U.S. Bankruptcy Court, U.S. Post Office & Courthouse Building,  
PO Box 2067, Camden, NJ  
08101-2067

If an objection is filed, a hearing will be held before the Honorable Jerrold N. Poslusny Jr. on September 14, 2021 at 11:00 a.m. at the United States Bankruptcy Court, courtroom no. 4C, Camden, New Jersey. (Hearing date must be at least 28 days from the date of this notice). If no objection to the sale is filed, the clerk will enter a Certification of No Objection and the sale will be held as proposed.

Description of property to be sold: 1121 Ellis Mill Road  
Glassboro, NJ 08028

Proposed Purchaser: Paul Oliver and Hazelann Oliver

Sale price: \$285,000.00

Pursuant to D.N.J. LBR 6004-5, I request to pay the real estate broker and/or real estate attorney at closing on the terms set forth below.

Name of Professional: Kristina Zingler  
Amount to be paid: 5%  
Services rendered: Assist with sale and marketing of property.

Higher and better offers will be received. They must be in writing and filed with the clerk not later than 7 days before the hearing date set forth above.

Objections must be served on, and requests for additional information directed to:

Name: Joseph J. Rogers, Esq

Address: 900 Route 168, Suite I-4, Turnersville, NJ 08021

Telephone No.: 856-228-7964 / fax:856-228-7965

In re:  
Stephen J DiGiosa  
Debtor

Case No. 19-15641-JNP  
Chapter 13

District/off: 0312-1  
Date Rcvd: Aug 18, 2021

User: admin  
Form ID: pdf905

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Total Noticed: 76

The following symbols are used throughout this certificate:

Symbol	Definition
+	Addresses marked '+' were corrected by inserting the ZIP, adding the last four digits to complete the zip +4, or replacing an incorrect ZIP. USPS regulations require that automation-compatible mail display the correct ZIP.
++	Addresses marked '++' were redirected to the recipient's preferred mailing address pursuant to 11 U.S.C. 342(f)/Fed.R.Bank.P.2002(g)(4).
##	Addresses marked '##' were identified by the USPS National Change of Address system as undeliverable. Notices will no longer be delivered by the USPS to these addresses; therefore, they have been bypassed. The debtor's attorney or pro se debtor was advised that the specified notice was undeliverable.

**Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Aug 20, 2021:**

Recip ID	Recipient Name and Address
db	+ Stephen J DiGiosa, 1121 Ellis Mill Road, Glassboro, NJ 08028-3214
r	+ Kristina Zingler, Re/Max Community, 100 N. Black Horse Pike, Suite 200D, Williamstown, NJ 08094-1483
cr	+ QUICKEN LOANS INC., Phelan Hallinan & Schmieg, PC, 1617 JFK Boulevard, Suite 1400, Philadelphia, PA 19103-1814
518130632	++ BANK OF AMERICA, PO BOX 982238, EL PASO TX 79998-2238 address filed with court:, Bank Of America, Po Box 982238, El Paso, TX 79998
518130633	+ Barclays Bank Delaware, Po Box 8803, Wilmington, DE 19899-8803
518130641	+ Borough of Glassboro, Rosemary A. Turner, C.T.C., 1 South Main Street, Glassboro, NJ 08028-2539
518130634	Cach Llc/resurgent Cap, C/o Resurgent Capital Services, Greenville, SC 29602
518199286	+ Chase Bank USA, N.A., c/o Robertson, Anschutz & Schneid, P.L., 6409 Congress Avenue, Suite 100, Boca Raton, FL 33487-2853
518130636	+ Consumer Cellular, 7204 SW Durham Road, Portland, OR 97224-7574
518212278	+ Consumer Cellular, Attn Professional Credit Service, PO Box 7548, Springfield, OR 97475-0039
518130637	+ Ebay, c/o Allied International Credit Corp., 6800 Paragon Place, Suite 400, Richmond, VA 23230-1654
518130638	+ Financial Recoveries, 200 East Park Drive, Mount Laurel, NJ 08054-1297
518130639	+ First Premier Bank, 3820 N Louise Ave, Sioux Falls, SD 57107-0145
518130643	+ HSBC Bank Nevada N.A., 4851 Cox Road, Glen Allen, VA 23060-6293
518130644	+ Jefferson Health NJ, 500 Marlboro Ave, Cherry Hill, NJ 08002-2020
518130645	+ Lyons, Doughty & Veldhuis PC, 136 Gaither Drive Suite 100, Mt Laurel, NJ 08054-2239
518130646	+ Lyons, Doughty & Veldhuis PC, PO Box 1269, Mt Laurel, NJ 08054-7269
518130650	+ Mullooly, Jeffrey, Rooney & Flynn LLP, 6851 Jericho Turnpike, Suite 220, PO Box 9036, Syosset, NY 11791-9036
518130653	+ Penn Credit, 2800 Commerce Drive, PO Box 69703, Harrisburg, PA 17106-9703
518130655	+ Pressler Felt & Warshaw, LLP, 7 Entin Rd., Parsippany, NJ 07054-5020
518130659	+ RCTA, PO Box 25, Glassboro, NJ 08028-0025
518130658	+ Raymour & Flanigan, PO Box 130, Liverpool, NY 13088-0130
518189057	+ Richwood Crossing Townhome Assoc., Inc., Paul Leodori, Esq., 61 Union St., Medford, NJ 08055-2432
518130662	Surge Mastercard, P.O. Box 8099, Newark, DE 19714-8099
518130664	+ Synchrony Bank, 120 Corporate Blvd Ste 1, Portfolio Recovery Assoc., Norfolk, VA 23502-4952
518130670	++ TOYOTA MOTOR CREDIT CORPORATION, PO BOX 8026, CEDAR RAPIDS IA 52408-8026 address filed with court:, Toyota Motor Credit Co, 4 Gatehall Dr Ste 350, Parsippany, NJ 07054
518130667	+ Td Bank Usa/targetcred, Po Box 673, Minneapolis, MN 55440-0673
518130668	+ Thomas Murtha, 140 Corporate Blvd., Norfolk, VA 23502-4952
518130671	+ Two Owings Mills Corp, 10461 Mill Run Circle, Suite 825, Owings Mills, MD 21117-5549
518240972	Wells Fargo Bank, N.A., PO Box 10438, MAC F8235-02F, Des Moines, IA 50306-0438
518130676	+ Wf/bobs Fn, Po Box 14517, Des Moines, IA 50306-3517

TOTAL: 31

**Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.**

Electronic transmission includes sending notices via email (Email/text and Email/PDF), and electronic data interchange (EDI). Electronic transmission is in Eastern Standard Time.

Recip ID	Notice Type: Email Address	Date/Time	Recipient Name and Address
smg	Email/Text: usanj.njbankr@usdoj.gov	Aug 18 2021 20:29:00	U.S. Attorney, 970 Broad St., Room 502, Rodino Federal Bldg., Newark, NJ 07102-2534
smg	+ Email/Text: ustpregion03.ne.ecf@usdoj.gov	Aug 18 2021 20:29:00	United States Trustee, Office of the United States Trustee, 1085 Raymond Blvd., One Newark

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518130631	Email/Text: bnc@alltran.com	Aug 18 2021 20:29:00	Center, Suite 2100, Newark, NJ 07102-5235
518154505	Email/PDF: resurgentbknotifications@resurgent.com	Aug 18 2021 20:43:39	Alltran Financial, LP, P.O. Box 722929, Houston, TX 77272-2929
518130647	+ Email/PDF: Citi.BNC.Correspondence@citi.com	Aug 18 2021 20:43:56	CACH, LLC, Resurgent Capital Services, PO Box 10587, Greenville, SC 29603-0587
518270690	Email/Text: bnc-quantum@quantum3group.com	Aug 18 2021 20:29:00	Department Stores National Bank, c/o Quantum3 Group LLC, PO Box 657, Kirkland, WA 98083-0657
518130640	+ Email/Text: fggbanko@fgny.com	Aug 18 2021 20:29:00	Macys/dsnb, Po Box 8218, Mason, OH 45040
518130642	+ Email/Text: bankruptcy@affglo.com	Aug 18 2021 20:29:00	Forster Garbus & Garbus, 7 Banta Place, Hackensack, NJ 07601-5604
518201678	Email/Text: JCAP_BNC_Notices@jcap.com	Aug 18 2021 20:29:00	Global Credit and Collection Corp, 5440 N Cumberland Avenue Suite 300, Chicago, IL 60656-1486
518130635	Email/PDF: ais.chase.ebn@americaninfosource.com	Aug 18 2021 20:43:45	Jefferson Capital Systems LLC, Po Box 7999, Saint Cloud Mn 56302-9617
518579339	Email/PDF: resurgentbknotifications@resurgent.com	Aug 18 2021 20:43:39	Chase Card, Po Box 15298, Wilmington, DE 19850
518579338	Email/PDF: resurgentbknotifications@resurgent.com	Aug 18 2021 20:43:47	LVNV Funding LLC, PO Box 10587, Greenville, SC 29603-0587, LVNV Funding LLC, PO Box 10587, Greenville, SC 29603-0587
518130648	+ Email/Text: bankruptcydpt@mcmcg.com	Aug 18 2021 20:29:00	LVNV Funding LLC, PO Box 10587, Greenville, SC 29603-0587
518198357	+ Email/Text: bankruptcydpt@mcmcg.com	Aug 18 2021 20:29:00	Midland Funding, 2365 Northside Drive, San Diego, CA 92108-2709
518130649	+ Email/Text: bankruptcy@sccompanies.com	Aug 18 2021 20:29:00	Midland Funding LLC, PO Box 2011, Warren, MI 48090-2011
518182206	+ Email/Text: bankruptcy@sccompanies.com	Aug 18 2021 20:29:00	Montgomery Ward, 1112 7th Ave, Monroe, WI 53566-1364
518130651	+ Email/Text: JCAP_BNC_Notices@jcap.com	Aug 18 2021 20:29:00	Montgomery Ward, c/o Creditors Bankruptcy Service, P.O. Box 800849, Dallas, TX 75380-0849
518263350	Email/PDF: PRA_BK2_CASE_UPDATE@portfoliorecovery.com	Aug 18 2021 20:43:55	Overstock.com Inc., c/o Jefferson Capital Systems, LLC, 16 Mcleland Rd, Saint Cloud, MN 56303-2198
518263349	Email/PDF: PRA_BK2_CASE_UPDATE@portfoliorecovery.com	Aug 18 2021 20:43:55	Portfolio Recovery Associates, LLC, C/O capital One Bank (usa), N.a., POB 41067, Norfolk VA 23541
518266105	Email/PDF: PRA_BK2_CASE_UPDATE@portfoliorecovery.com	Aug 18 2021 20:43:55	Portfolio Recovery Associates, LLC, c/o Amazon.com, POB 41067, Norfolk VA 23541
518263345	Email/PDF: PRA_BK2_CASE_UPDATE@portfoliorecovery.com	Aug 18 2021 20:43:38	Portfolio Recovery Associates, LLC, c/o Barclaycard, POB 41067, Norfolk VA 23541
518263339	Email/PDF: PRA_BK2_CASE_UPDATE@portfoliorecovery.com	Aug 18 2021 20:43:46	Portfolio Recovery Associates, LLC, c/o Tjx, POB 41067, Norfolk VA 23541
518130652	+ Email/PDF: gecsed@recoverycorp.com	Aug 18 2021 20:43:53	Portfolio Recovery Associates, LLC, c/o Wal-mart, POB 41067, Norfolk VA 23541
518130654	+ Email/PDF: PRA_BK2_CASE_UPDATE@portfoliorecovery.com	Aug 18 2021 20:43:38	Paypal Credit Services, PO Box 5138, Timonium, MD 21094-5138
518196751	+ Email/Text: JCAP_BNC_Notices@jcap.com	Aug 18 2021 20:29:00	Portfolio Recov Assoc, 120 Corporate Blvd Ste 100, Norfolk, VA 23502-4952
			Premier Bankcard, Llc, Jefferson Capital Systems LLC Assignee, Po Box 7999, Saint Cloud Mn 56302-7999

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518181169	+ Email/Text: <a href="mailto:bankruptcyteam@quickenloans.com">bankruptcyteam@quickenloans.com</a>	Aug 18 2021 20:29:00	QUICKEN LOANS INC., QUICKEN LOANS INC., BANKRUPTCY TEAM., 635 WOODWARD AVE., DETROIT MI 48226-3408
518130657	Email/PDF: <a href="mailto:gecsedi@recoverycorp.com">gecsedi@recoverycorp.com</a>	Aug 18 2021 20:43:53	QVC, 1200 Wilson Drive at Studio Park, West Chester, PA 19380
518225218	Email/Text: <a href="mailto:bnc-quantum@quantum3group.com">bnc-quantum@quantum3group.com</a>	Aug 18 2021 20:29:00	Quantum3 Group LLC as agent for, Galaxy International Purchasing LLC, PO Box 788, Kirkland, WA 98083-0788
518130656	+ Email/Text: <a href="mailto:bankruptcyteam@quickenloans.com">bankruptcyteam@quickenloans.com</a>	Aug 18 2021 20:29:00	Quicken Loans, 1050 Woodward Ave, Detroit, MI 48226-3573
518250683	+ Email/Text: <a href="mailto:bncmail@w-legal.com">bncmail@w-legal.com</a>	Aug 18 2021 20:29:00	SYNCHRONY BANK, c/o Weinstein & Riley, PS, 2001 Western Ave., Ste 400, Seattle, WA 98121-3132
518130660	Email/PDF: <a href="mailto:gecsedi@recoverycorp.com">gecsedi@recoverycorp.com</a>	Aug 18 2021 20:43:54	Sams Club, PO Box 530942, Atlanta, GA 30353-0942
518130661	+ Email/Text: <a href="mailto:bankruptcy@sw-credit.com">bankruptcy@sw-credit.com</a>	Aug 18 2021 20:29:00	Southwest Credit Syste, 4120 International Pkwy, Carrollton, TX 75007-1958
518130663	+ Email/Text: <a href="mailto:bankruptcy@sccompanies.com">bankruptcy@sccompanies.com</a>	Aug 18 2021 20:29:00	Swiss Colony, 1112 7th Ave, Monroe, WI 53566-1364
518544084	+ Email/PDF: <a href="mailto:gecsedi@recoverycorp.com">gecsedi@recoverycorp.com</a>	Aug 18 2021 20:43:54	Synchrony Bank, c/o PRA Receivables Management, LLC, PO Box 41021, Norfolk VA 23541-1021
518130665	+ Email/PDF: <a href="mailto:gecsedi@recoverycorp.com">gecsedi@recoverycorp.com</a>	Aug 18 2021 20:43:37	Synchrony Bank, Po Box 965064, Orlando, FL 32896-5064
518133271	+ Email/PDF: <a href="mailto:gecsedi@recoverycorp.com">gecsedi@recoverycorp.com</a>	Aug 18 2021 20:43:45	Synchrony Bank, c/o of PRA Receivables Management, LLC, PO Box 41021, Norfolk, VA 23541-1021
518130666	Email/PDF: <a href="mailto:ais.tmobile.ebn@americaninfosource.com">ais.tmobile.ebn@americaninfosource.com</a>	Aug 18 2021 20:43:44	T-Mobile Bankruptcy Team, PO Box 53410, Bellevue, WA 98015
518148953	+ Email/PDF: <a href="mailto:EBN_AIS@AMERICANINFOSOURCE.COM">EBN_AIS@AMERICANINFOSOURCE.COM</a>	Aug 18 2021 20:43:48	T Mobile/T-Mobile USA Inc, by American InfoSource as agent, 4515 N Santa Fe Ave, Oklahoma City, OK 73118-7901
518181742	+ Email/Text: <a href="mailto:bncmail@w-legal.com">bncmail@w-legal.com</a>	Aug 18 2021 20:29:00	TD Bank USA, N.A., C O WEINSTEIN & RILEY, PS, 2001 WESTERN AVENUE, STE 400, SEATTLE, WA 98121-3132
518182205	+ Email/Text: <a href="mailto:bankruptcy@sccompanies.com">bankruptcy@sccompanies.com</a>	Aug 18 2021 20:29:00	The Swiss Colony, c/o Creditors Bankruptcy Service, P.O. Box 800849, Dallas, TX 75380-0849
518199046	Email/Text: <a href="mailto:RPSBankruptcyBNCNotification@usbank.com">RPSBankruptcyBNCNotification@usbank.com</a>	Aug 18 2021 20:29:00	U.S. Bank National Association, Bankruptcy Department, PO Box 108, St. Louis MO 63166-0108
518130672	Email/Text: <a href="mailto:RPSBankruptcyBNCNotification@usbank.com">RPSBankruptcyBNCNotification@usbank.com</a>	Aug 18 2021 20:29:00	Us Bk Rms Cc, Po Box 108, Saint Louis, MO 63166
518130673	+ Email/Text: <a href="mailto:wfmelectronicbankruptcynotifications@verizonwireless.com">wfmelectronicbankruptcynotifications@verizonwireless.com</a>	Aug 18 2021 20:29:00	Verizon, PO Box 15124, Albany, NY 12212-5124
518130674	+ Email/Text: <a href="mailto:bankruptcy@webbank.com">bankruptcy@webbank.com</a>	Aug 18 2021 20:29:00	Webbank, 215 State St Suite 1000, Salt Lake City, UT 84111-2336
518130675	+ Email/Text: <a href="mailto:bnc-bluestem@quantum3group.com">bnc-bluestem@quantum3group.com</a>	Aug 18 2021 20:29:00	Webbank/Fingerhut, 6250 Ridgewood Road, Saint Cloud, MN 56303-0820

TOTAL: 45

## BYPASSED RECIPIENTS

The following addresses were not sent this bankruptcy notice due to an undeliverable address, \*duplicate of an address listed above, \*P duplicate of a preferred address, or ## out of date forwarding orders with USPS.

District/off: 0312-1

User: admin

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Recip ID	Bypass Reason	Name and Address
518130669	##+	Thomas Murtha, Portfolio Recovery Associates, LLC, PO Box 283, Wenonah, NJ 08090-0283

TOTAL: 0 Undeliverable, 0 Duplicate, 1 Out of date forwarding address

## NOTICE CERTIFICATION

**I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.**

**Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed .R. Bank. P.2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.**

Date: Aug 20, 2021

Signature: /s/Joseph Speetjens

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## CM/ECF NOTICE OF ELECTRONIC FILING

**The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on August 17, 2021 at the address(es) listed below:**

Name	Email Address
Denise E. Carlon	on behalf of Creditor Quicken Loans LLC dcarlon@kmllawgroup.com, bkgroup@kmllawgroup.com
Denise E. Carlon	on behalf of Creditor Rocket Mortgage LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans, Inc. dcarlon@kmllawgroup.com, bkgroup@kmllawgroup.com
Isabel C. Balboa	ecfmail@standingtrustee.com summarymail@standingtrustee.com
Joseph J. Rogers	on behalf of Debtor Stephen J DiGiosa jjresq@comcast.net jjrogers0507@gmail.com
U.S. Trustee	USTPRegion03.NE.ECF@usdoj.gov

TOTAL: 5